

RESOLUTION

AUTHORIZING EXEMPTIONS FROM CERTAIN REQUIREMENTS RELATING TO THE MEHEULA VISTA SENIOR AFFORDABLE RENTAL HOUSING DEVELOPMENT AT 95-1080 LEHIWA DRIVE IN MILILANI MAUKA, OAHU, TAX MAP KEY: 9-5-002: 032 (POR.).

WHEREAS, Catholic Charities Housing Development Corporation and GSF LLC, as co-developers, with the approval of the Hawaii Housing Finance and Development Corporation ("HHFDC"), propose to develop a 301-unit rental multifamily senior development on 7.5 acres of land located at 95-1080 Lehiwa Drive in Mililani Mauka in Mililani, Oahu, Hawaii, identified as Tax Map Key: 9-5-002: 032 (por.), to be known as Meheula Vista (the "Development"); and

WHEREAS, the Development is within the Central Oahu Sustainable Communities Plan Area, which is under the planning and zoning jurisdiction of the Department of Planning and Permitting, City and County of Honolulu; and

WHEREAS, the proposed development will consist of four separate buildings, each with a two-story and three-story wing, and each offering 75 one-bedroom units, a multipurpose room, and 33 parking stalls. The total development will include 300 one-bedroom units, one 2-bedroom Manager's Unit, a 3,277-square-foot Multi-Purpose Building, and 187 parking stalls (144 tenant stalls, 2 manager's stalls, 30 guest stalls and 11 multi-purpose building stalls); and

WHEREAS, upon completion of the Development, one hundred percent (100%) of the units (with the exception of one resident manager's unit) will be rented to seniors with household incomes at or below sixty percent (60%) of the area median gross income ("AMGI"); and

WHEREAS, the Development will help address the critical need for affordable priced housing in the Mililani area of Oahu with access to public transportation, retail amenities, healthcare facilities, parks and services; and

WHEREAS, the City Council is empowered to and authorized to approve the Development, which may include exemptions from statutes, ordinances, charter provisions and rules of any government agency relating to planning, zoning, construction standards for subdivision, development and improvement of the land and the construction of the units pursuant to Section 201H-38 of the Hawaii Revised Statutes ("HRS"); and



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WHEREAS, the Council has reviewed the preliminary plans dated April 2 and 6, 2011, and Outline Specifications dated January 2011, prepared by Kazu Yato & Associates, Inc., for the Development, submitted to the Council by the HHFDC; and

WHEREAS, the Project is consistent with the housing and community development goals and objectives of the City; and

WHEREAS, the granting of the exemptions is necessary for the timely and successful implementation of the Development; and

WHEREAS, the exemptions meet minimum requirements of health and safety; now, therefore,

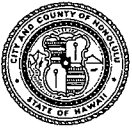
BE IT RESOLVED by the Council of the City and County of Honolulu that it approves the Development, which approval includes exemptions from certain requirements for the Development as set forth in the preliminary plans and specifications for the Development, as follows:

ZONING

1. Exemption from Land Use Ordinance ("LUO") Section 21-3.110-1(a) and Table 21-3, relating to permitted uses and structures, to allow a senior multi-family dwelling in the B-2 Community Business District.
2. Exemption from the LUO Section 21-6.20 and Table 21-6.1, relating to off-street parking, to allow a total of 146 parking stalls for the 300 senior dwelling units and 1 Manager's unit, instead of the required 302 parking stalls. As required by the LUO, 30 guest parking stalls will be provided, and 11 stalls are being provided to meet the 8 parking stalls required for the Multi-Purpose Building.
3. Exemption from the LUO Section 21-4.40, to allow a proposed retaining wall, not to exceed 10 feet along new property line (after subdivision of TMK: 9-5-002:032 into two lots), which exceeds the existing 6-foot height limit.

CENTRAL OAHU SUSTAINABLE COMMUNITIES PLAN

1. Exemption from Section 3.8.2 and Table 3.2 of the Central Oahu Sustainable Communities Plan to allow development of this Residential



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and Low Density Apartment designated site to be developed at Medium Density Apartment density.

PARK DEDICATION REQUIREMENTS

1. Exemption from Chapter 22, Article 7, Revised Ordinances of Honolulu ("ROH"), to allow an exemption from Park Dedication requirements.

INFRASTRUCTURE AND SUBDIVISION RULES AND REGULATIONS

1. Exemption from Infrastructure and Subdivision Rules and Regulations and/or City and County of Honolulu standards for water, sewer and drainage utilities allowing only one connection for water, sewer and drainage per lot. Although the Development will be subdivided in the future, the applicant wants to be able to pull building permits as soon as possible and will not be able to get agency sign off, unless an exemption is allowed for multiple infrastructure connections from one lot.

FEE EXEMPTIONS

1. Exemption from Section 18-6.2 ROH, to allow exemption from building permit fees.
2. Exemption from Section 18.6.1, ROH, to allow exemption from plan review fees.
3. Exemption from Section 22-1.1, ROH, to allow exemption from subdivision applications fees.
4. Exemption from Section 14-12.12 (f), ROH, to allow exemption from private storm drainage connection permit fee.
5. Exemption from Section 14-14.4, ROH, to allow exemption from the grading and grubbing permit fees.

FEE DEFERRALS

1. Exemption from Section 14-10.1 and 14-10.3, ROH, to allow a deferral of payment of wastewater system facilities charges until funding of a construction loan is available.



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2. Exemption from Section 1-102, 2-202(2) and 2-202(3) of the Board of Water Supply Rules and Regulations to allow a deferral of payment of Board of Water Supply water system facilities charges until funding of a construction loan is available.

and

BE IT FURTHER RESOLVED that as used in this Resolution:

1. References to the Hawaii Housing Finance and Development Corporation shall be deemed to include any successor agency;
2. References to Catholic Charities Housing Development Corporation and GSF LLC shall be deemed to include any successor entity(ies) approved by HHFDC; and
3. References to specific statutes, ordinances, or regulations shall be deemed to include any respective successor statutes, ordinances, or regulations;

and

BE IT FURTHER RESOLVED that the exemptions granted for this Development are not transferable to any other real property; and

BE IT FURTHER RESOLVED that the final plans and specifications for the Development shall be deemed approved if those plans and specifications do not substantially deviate from the preliminary plans and outline specifications submitted to the Council; provided that minor modifications to the design character or specifications of the building and/or landscaping may be approved by the HHFDC if such modifications are consistent with the prevailing neighborhood character; and

BE IT FURTHER RESOLVED that no action may be prosecuted or maintained against the City and County of Honolulu, its officials or employees, on account of actions taken by them in reviewing or approving the plans and specifications or in granting these exemptions; and



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BE IT FINALLY RESOLVED that copies of this Resolution be transmitted to the Hawaii Housing Finance and Development Corporation, 677 Queen Street, Suite 300, Honolulu, Hawaii 96813, and to Catholic Charities Housing Development Corporation and GSF LLC, 1822 Keeaumoku Street, Honolulu, Hawaii 96814.

INTRODUCED BY:

Ikaika Anderson (BR)

DATE OF INTRODUCTION:

July 20, 2011
Honolulu, Hawaii

Councilmembers